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**Chapter 12: Land Development Reviews**  
**Article 6: Development Permits**  
**Division 3: Conditional Use Permit Procedures**

§126.0301 through §126.0302 [No change in text.]

**§126.0303 When a Conditional Use Permit Is Required**

An application for the following types of uses in certain zones may require a Conditional Use Permit. To determine whether a Conditional Use Permit is required in a particular zone, refer to the applicable Use Regulation Table in Chapter 13. The decision process is described in Section 126.0304.

(a) Conditional Use Permits Decided by Process Three

Agricultural equipment repair shops through Companion units [No change in text.]

[Continuing care retirement communities](#)

Educational facilities through

*Wireless communication facilities* (under circumstances described in Section 141.0420) [No change in text.]

(b) and (c) [No change in text.]

§126.0304 through §126.0306 [No change in text.]

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**Chapter 13: Zones**  
**Article 1: Base Zones**  
**Division 2: Open Space Base Zones**

§131.0201 through §131.0220 [No change in text.]

**§131.0222 Use Regulations Table for Open Space Zones**

The uses allowed in the open space zones are shown in Table 131-02B.

**Legend for Table 131-02B [No change in text.]**

**Table 131-02B**  
**Use Regulations Table of Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones				
	1st & 2nd >>		OP-		OC-	OR <sup>(1)</sup> -	OF <sup>(11)</sup> -
	3rd >>		1-	2-	1-	1-	1-
	4th >>		1	1	1	1	2
<b>Open Space through Agriculture</b>			[No change in text.]				
<b>Residential</b>							
<i>Mobilehome Parks through Single Dwelling Units</i>			[No change in text.]				
<b>Separately Regulated Residential Uses:</b>							
<i>Boarder &amp; Lodger Accommodations</i>			[No change in text.]				
Companion Units			[No change in text.]				
<b><u>Continuing Care Retirement Communities</u></b>			-	-	-	-	-
Employee Housing: through Watchkeeper Quarters			[No change in text.]				
<b>Institutional through Signs</b>			[No change in text.]				

Footnotes for Table 131-02B [No change in text.]

§131.0230 through §131.0260 [No change in text.]

**Chapter 13: Zones**  
**Article 1: Base Zones**  
**Division 3: Agricultural Base Zones**

§131.0301 through §131.0320 [No change in text.]

**§131.0322 Use Regulations Table for Agricultural Zones**

The uses allowed in the agricultural zones are shown in Table 131-03B.

**Legend for Table 131-03B** [No change in text.]

**Table 131-03B**  
**Use Regulations Table of Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones			
	1st & 2nd >>		AG		AR	
			1-		1-	
	3rd >>		1	2	1	2
4th >>						
<b>Open Space through Agriculture</b>			[No change in text.]			
<b>Residential</b>						
<i>Mobilehome Parks through Single Dwelling Units</i>			[No change in text.]			
<b>Separately Regulated Residential Uses</b>						
<i>Boarder &amp; Lodger Accommodations</i>			[No change in text.]			
Companion Units			[No change in text.]			
<u>Continuing Care Retirement Communities</u>			-		-	
Employee Housing: through Watchkeeper Quarters			[No change in text.]			
<b>Institutional through Signs</b>			[No change in text.]			

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Footnotes for Table 131-03B

<sup>1</sup> through <sup>6</sup> [No change in text.]

<sup>7</sup> For housing 6 or fewer employees, see Section 141.030~~34~~ to determine which use regulations apply.

<sup>8</sup> through <sup>11</sup> [No change in text.]

§131.0323 through §131.0344 [No change in text.]

**Chapter 13: Zones**  
**Article 1: Base Zones**  
**Division 4: Residential Base Zones**

§131.0401 through §131.0420 [No change in text.]

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B** [No change in text.]

**Table 131-04B**  
**Use Regulations Table of Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																						
	1st & 2nd >>	RE-		RS-										RX-		RT-								
	3rd >>	1-		1-										1-		1-								
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
<b>Open Space through Agriculture</b>	[No change in text.]																							
<b>Residential</b>																								
<i>Mobilehome Parks through Single Dwelling Units</i>	[No change in text.]																							
<b>Separately Regulated residential Uses</b>																								
<i>Boarder &amp; Lodger Accommodations</i>	[No change in text.]																							
Companion Units	[No change in text.]																							
<u>Continuing Care Retirement Communities</u>	<u>C</u>	<u>C</u>										<u>C</u>	<u>C</u>											
Employee Housing: through Watchkeeper Quarters	[No change in text.]																							
<b>Institutional through Signs</b>	[No change in text.]																							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
<b>Open Space through Agriculture</b>	[No change in text.]												
<b>Residential</b>													
<i>Mobilehome Parks through Single Dwelling Units</i>	[No change in text.]												
<b>Separately Regulated Residential Uses</b>													
<i>Boarder &amp; Lodger Accommodations</i>	[No change in text.]												
Companion Units	[No change in text.]												
<u>Continuing Care Retirement Communities</u>	<u>C</u>	<u>C</u>	<u>L</u>	<u>L</u>	<u>L</u>								
Employee Housing: through Watchkeeper Quarters	[No change in text.]												
<b>Institutional through Signs</b>	[No change in text.]												

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**Footnotes for Table 131-04B**

<sup>1</sup> through <sup>9</sup> [No Change in text.]

<sup>10</sup> A guest quarters or habitable accessory building is permitted in accordance with Section 141.030~~6~~<sup>7</sup> only as an *accessory use* to a *single dwelling unit*.

<sup>11</sup> and <sup>12</sup> [No change in text.]

§131.0423 through §131.0430 [No change in text.]

**§131.0431 Development Regulations Table of Residential Zones**

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F and 131-04G.

(a) RE Zones

**Table 131-04C  
Development Regulations of RE Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
<b>Max permitted density</b> (DU per lot) through <b>Max paving/hardscape</b> [See Section 131.0447] [No change in text.]	[No change in text.]			
<b>Accessory uses and structures</b> [See Section 131.0448 and 141.03067]	applies	applies	applies	
<b>Garage regulations</b> [See Section 131.0449(a)] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]	[No change in text.]			

(b) RS Zones

**Table 131-04D  
Development Regulations of RS Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
<b>Max permitted density</b> (DU per lot) through <b>Max paving/hardscape</b> [See Section 131.0447] [No change in text.]	[No change in text.]							
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.03067]	applies	applies	applies	applies	applies	applies	applies	
<b>Garage regulations</b> [See Section 131.0449(a)] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]	[No change in text.]							

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Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1 <sup>st</sup> & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
<b>Max permitted density</b> (DU per lot) through <b>Max paving/ hardscape</b> [See Section 131.0447] [No change in text.]	[No change in text.]							
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.03067]	applies	applies	applies	applies	applies	applies	applies	
<b>Garage regulations</b> [See Section 131.0449(a)] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]	[No change in text.]							

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Footnotes for Table 131-04D [No change in text.]

(c) RX Zones

**Table 131-04E**  
**Development Regulations of RX Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones	
	1st & 2nd >>	RX-	
	3rd >>	1-	1-
	4th >>	1	2
<b>Maximum permitted density</b> (DU per lot) through <b>Max floor area ratio</b> [See Section 131.0446(c)]	[No change in text.]		
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.03067]	applies	applies	
<b>Garage regulations</b> [See Section 131.0449(a)] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	[No change in text.]		

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Footnote for Table 131-04E [No change in text.]

(d) RT Zones

**Table 131-04F**  
**Development Regulations of RT Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Maximum permitted density</b> (DU per lot) through <b>Max floor area ratio</b> [See 131.0446(d)] [No change in text.]	[No change in text.]					
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.03067] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	[No change in text.]					

(e) [No Change in text.]

§131.0441 through §131.0447 [No change in text.]

**§131.0448 Accessory Buildings in Residential Zones**

This section is intended to clarify the regulations applicable to non-habitable *accessory buildings* in residential zones.

(a) through (c) [No change in text.]

(d) Habitable *accessory buildings* may be permitted as follows:

(1) As an *accessory building* to a *single dwelling unit* in accordance with Sections 141.0302 or 141.0306~~7~~; or

(2) [No change in text.]

§131.0449 through §131.0464 [No change in text.]

**Chapter 13: Zones**  
**Article 1: Base Zones**  
**Division 5: Commercial Base Zones**

§131.0501 through §131.0520 [No change in text.]

**§131.0522 Use Regulations Table of Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B** [No change in text.]

**Table 131-05B**  
**Use Regulations Table for Commercial Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
		CN <sup>(1)</sup>			CR-		CO-			CV-		CP-		
	1st & 2nd >>	1-			1-	2-	1-	2-	3-	1-	2	1-		
	3rd >>	1	2	3	4	5	1	1	1	2	1	2	1	
4th >>	1	2	3	4	5	1	1	1	2	1	2	1		
<b>Open Space through Agriculture</b>	[No change in text.]													
<b>Residential</b>														
<i>Mobilehome Parks through Single Dwelling Units</i>	[No change in text.]													
<b>Separately Regulated Residential Uses</b>														
<i>Boarder &amp; Lodger Accommodations</i>	[No change in text.]													

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Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones														
		CN <sup>(1)</sup>		CR-		CO-			CV-		CP-					
	1st & 2nd >>	1-		1-	2-	1-	2-	3-	1-	1-						
	3rd >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2
Companion Units	[No change in text.]															
<u>Continuing Care Retirement Communities</u>	<u>C<sup>(2)</sup></u>		<u>C</u>	-	-	<u>C</u>	<u>C</u>	<u>C<sup>(2)</sup></u>	-							
Employee Housing: through Watchkeeper Quarters	[No change in text.]															
<b>Institutional</b> through <b>Signs</b>	[No change in text.]															

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Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																			
		CC-																			
	1st & 2nd >>	1-		2-		3-			4-			5-									
	3rd >>	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>Open Space</b> through <b>Agriculture</b>	[No change in text.]																				
<b>Residential</b>	[No change in text.]																				
<i>Mobilehome Parks</i> through <i>Single Dwelling Units</i>	[No change in text.]																				
<b>Separately Regulated Residential Uses</b>	[No change in text.]																				
<i>Boarder &amp; Lodger</i> Accommodations	[No change in text.]																				
Companion Units	[No change in text.]																				
<u>Continuing Care Retirement Communities</u>	<u>C</u>	-			<u>C</u>				<u>C</u>											<u>C<sup>(15)</sup></u>	
Employee Housing: through Watchkeeper Quarters	[No change in text.]																				
<b>Institutional</b> through <b>Signs</b>	[No change in text.]																				

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Footnotes to Table 131-05B [No change in text.]

§131.0530 through §131.0556 [No change in text.]

**Chapter 13: Zones**  
**Article 1: Base Zones**  
**Division 6: Industrial Base Zones**

§131.0601 through §131.0620 [No change in text.]

§131.0622 **Use Regulations Table for Industrial Zones**  
The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B** [No change in text.]

**Table  
131-06B  
Use Regulations for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IB <sup>†</sup> -
	3rd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
<b>Open Space</b> through <b>Agriculture</b>	[No change in text.]											
<b>Residential</b>	[No change in text.]											
<i>Mobilehome Parks</i> through <i>Single Dwelling Units</i>	[No change in text.]											
<b>Separately Regulated Residential Uses</b>	[No change in text.]											
<i>Boarder &amp; Lodger Accommodations</i>	[No change in text.]											
<i>Companion Units</i>	[No change in text.]											
<u>Continuing Care Retirement Communities</u>	-	-	L <sup>(17)</sup>	-	-	-	-	-	-	-	-	+
Employee Housing: through Watchkeeper Quarters	[No change in text.]											
<b>Institutional</b>	[No change in text.]											
<i>Churches &amp; Places of Religious Assembly</i>	[No change in text.]											
<b>Separately Regulated Institutional Uses</b>	[No change in text.]											
Airports through <i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	[No change in text.]											
Homeless Facilities:	[No change in text.]											
Congregate Meal Facilities	-	C	-	-	C	C	-	C	C	-	-	-
Emergency Shelters	-	C	-	-	C	C	-	C	EL	-	-	-
Homeless Day Centers	-	C	-	-	C	C	-	C	C	-	-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	[No change in text.]											
Interpretive Centers through <i>Wireless communication facility</i> :	[No change in text.]											
<b>Retail Sales</b> through <b>Signs</b>	[No change in text.]											

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Footnotes for Table 131-06B [No change in text.]

<sup>1</sup> through <sup>16</sup> [No change in text.]

<sup>17</sup> See Section 131.0623(ij).

<sup>20</sup> [No change in text.]

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§131.0623 through §131.06665 [No change in text.]

**Chapter 14: General Regulations  
Article 1: Separately Regulated Use Regulations  
Division 3: Residential Use Category--Separately Regulated Uses**

§141.0301 and §141.0302 [No change in text.]

**§141.0303 Continuing Care Retirement Community**

Continuing care retirement communities are licensed by the state as both a residential care facility for the elderly and a skilled nursing facility, are regulated under Chapter 3.2 of the State Health and Safety Code, and overseen by the California Department of Social Services. They provide residents with multiple living environments based on the changing level of care required by the resident. The communities typically provide independent *dwelling units*, assisted living *dwelling units*, and convalescent and memory care rooms.

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Continuing care retirement communities may be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), or as a limited use in zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) Continuing care retirement communities are not permitted in agricultural zones in Proposition A Lands.

(b) Convalescent and memory care rooms shall, at a minimum, comply with California Code of Regulations Title 22, Division 6, Chapter 8 (Residential Care Facilities for the Elderly).

(c) Parking areas shall be lighted for the safety of tenants. Lighting shall be of a design that deters vandalism. The location, type, and size of the proposed lighting fixtures shall be specified on the permit application.

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(d) The number of trips shall be determined as follows:

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(1) Four trips per *dwelling unit*, and

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(2) Three trips per room for convalescent and memory care rooms.

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(e) Continuing care retirement communities shall be subject to the landscape regulations for commercial *development*.

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(f) Permitted *Density*

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(1) The *density* shall comply with the base zone

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(2) Only independent and assisted living *dwelling units* shall be used to calculate *density*.

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(3) The density shall be calculated using the area of the entire *development*.

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**§141.03034 Employee Housing [No change in text.]**

Employee housing is housing provided for agricultural workers in accordance with the California Health and Safety Code, Employee Housing Act. Employee housing does not include housing for persons engaged in household domestic service. Employee housing is permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.030 ~~43~~(a). Employee housing may be permitted with a Neighborhood Use Permit or a Conditional Use Permit in the zones indicated with an “N” or a “C”, respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.030 ~~34~~(b).

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(a) through (b) [No change I text.]

**§141.030~~45~~** **Fraternity Houses, Sorority Houses, and Student Dormitories** [No change in text.]

**§141.030~~56~~** **Garage, Yard, and Estate Sales** [No change in text.]

**§141.030~~6-7~~** **Guest Quarters or Habitable Accessory Buildings**

Guest quarters or habitable *accessory buildings* are attached or detached accessory living quarters developed of habitable construction, and located on a *lot* with a *single dwelling unit* that do not provide complete, independent living facilities and do not have direct access to the primary *dwelling unit*. Guest quarters or habitable *accessory buildings* are solely for the use of the occupants of the primary *dwelling unit* or their guests or employees.

Guest quarters or habitable *accessory buildings* may be permitted accessory to a *single dwelling unit* as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (g) [No change in text.]

(h) *Roof decks*, including railings, shall not exceed the height limits in Section 141.030~~67~~(f).

(i) [No change in text.]

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**§141.0308** **Home Occupations** [No change in text.]

**§141.0310** through **§141.0314** [No change in text.]

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**Chapter 14: General Regulations**  
**Article 1: Separately Regulated Use Regulations**  
**Division 4: Institutional Use Category--Separately Regulated Uses**

**§141.0412 Homeless Facilities**

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(a) This section regulates the following homeless facilities.

(1) [No Change in text.]

(2) Emergency shelters: ~~Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty days or less. An emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. An emergency shelter may be seasonal or year-round.~~

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~~(A) Emergency shelters which are accessory uses *accessory uses* to religious institutions or religious organizations operating for 30 days or less in any 365-day period are exempt from this section.~~

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(3) [No Change in text.]

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(b) [No Change in text.]

(c) Emergency Shelters

~~Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to emergency shelters.~~

(1) Emergency shelters are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(A) Emergency shelters shall provide an on *premises* waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the *public right-of-way*. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

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(B) Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

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(C) Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.

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- (D) Emergency shelters shall provide on-site supervision at all times. At least one full-time- equivalent employee shall be provided for every 20 beds.
- (E) The applicant shall submit and be responsible for implementing the following:

  - (i) A communications plan that communicates how community raised issues or concerns regarding the emergency shelter will be addressed with the local community, neighborhood, business organizations, and adjacent neighbors ;
  - (ii) A loitering control plan to minimize the congregation of overnight residents during daylight hours on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises; and
  - (iii) A litter control plan to maintain the premises and any adjacent premises in a litter free condition at all times.
- (F) Lighting shall be provided to illuminate the facade, the adjacent rights-of-way, and parking lots. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
- (G) An emergency shelter shall be located no closer than 300 feet from another emergency shelter as measured between property lines, in accordance with Section 113.0225. [Cedillo – The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.]
- (2) Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

  - (4A) Emergency shelters are not permitted in *Proposition A Lands*.
  - (2B) Emergency shelters shall provide at least 35 square feet of sleeping area per bed.
  - (3C) Emergency shelters shall provide a waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the *public right-of-way*. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

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- (4D) Emergency shelters shall provide at least 1 toilet for every 15 beds.
- (5E) Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.
- (6F) Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.
- (7G) Emergency shelters shall provide on-site supervision at all times. At least one full-time- equivalent employee shall be provided for every 20 beds.
- (8H) Living, dining, and *kitchen* areas shall be physically separated from sleeping areas. The shelter shall provide telephone services separate from the office phone in order to provide privacy.
- (9I) The applicant shall submit and be responsible for implementing the following: The applicant shall submit the following materials to the decision maker for consideration:
  - (Ai) A communications plan that communicates how community raised issues or concerns regarding the emergency shelter will be addressed with the local community, neighborhood, business organizations, and adjacent neighbors ; A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;
  - (Bii) A loitering control plan to minimize the congregation of overnight residents during daylight on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises; A loitering control plan to minimize the congregation of overnight residents during daylight hours in the vicinity of the shelter; and
  - (Ciii) A litter control plan to maintain the premises any adjacent premises in a litter free condition at all times. A litter control plan to provide for the removal of litter in the vicinity of the shelter on a regular basis.

(d) [No change in text.]

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§141.0413 through §141.0417 [No change in text]

**Chapter 14: General Regulations**  
**Article 2: General Development Regulations**  
**Division 5: Parking Regulations**

**§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios**

- (a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

**Table 142-05C**  
**Minimum Required Parking Spaces for**  
**Multiple Dwelling Units and Related Accessory Uses**

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup>	Parking Impact <sup>(4)</sup>		
Studio up to 400 square feet through Transitional Housing	[No change in text.]				
Continuing Care Retirement Communities	1.0	0.75	1.25	N/A	N/A
Dwelling units	1.0 per 3 beds	1.0 per 3 beds	1.0 per 3 beds	N/A	N/A
Convalescent rooms	1 per peak shift	0.75 per peak shift	1.25 per peak shift	See Section 142.0530(f)	See Section 142.0530(e)
Employees					
Accessory Uses	[No change in text.]				

**Footnotes for Table 142-05C**

<sup>1</sup> through <sup>2</sup> [No change in text.]

<sup>3</sup> The required motorcycle and bicycle parking spaces are those required for *dwelling unit* type studios up to 400 square feet through 5+ bedrooms.

<sup>4</sup> through <sup>8</sup> [No change in text.]

- (b) through (d) [No change in text.]

**Chapter 15: Planned Districts**  
**Article 5: Planned Districts**  
**Division 2: Central Urbanized Planned District**

**§155.0238 Use Regulations Table of CU Zones**

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The uses allowed in the CU zones are shown in Table 155-02C:  
**Legend for Table 155-02C [No change in text.]**

**Table 155-02C**  
**Use Regulations Table for CU Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >>	CU-								
	3rd >>	1-(1)		2-			3-			
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8
<b>Open Space through Agriculture</b>		[No change in text.]								
<b>Residential</b>										
<b>Group Living Accommodations through <i>Single Dwelling Units</i></b>		[No change in text.]								
<b>Separately Regulated Residential Uses</b>										
<i>Boarder &amp; Lodger Accommodations</i>		[No change in text.]								
Companion Units		[No change in text.]								
<u>Continuing Care Retirement Communities</u>		C		C				C		
Employee Housing; through Watchkeeper Quarters		[No change in text.]								
<b>Institutional</b>										
<b>Separately Regulated Institutional Uses</b>		[No change in text.]								
<b>Retail Sales through Signs</b>		[No change in text.]								

Footnotes ~~to~~ **for Table 155-02C**

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**Chapter 15: Planned Districts**  
**Article 6: The Centre City Planned District**

**§156.0308 Base District Use Regulations**

(a) and (b) [No change in text.]

<b>Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS</b>															
<b>LEGEND:</b> P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay															
Use Categories/ Subcategories	C	NC	ER	BP	WM <sup>7</sup>	MC	RE	I <sup>7</sup>	T <sup>7</sup>	PC	PF <sup>10</sup>	OS	CC <sup>7</sup>	Additional Regulations	MS/CS & E Overlays
<b>Public Park/ Plaza/Open Space</b> through Live/Work Quarters [No	[No change in text.]														

<b>Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS</b>															
<b>LEGEND:</b> P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay															
Use Categories/ Subcategories	C	NC	ER	BP	WM <sup>7</sup>	MC	RE	I <sup>7</sup>	T <sup>7</sup>	PC	PF <sup>10</sup>	OS	CC <sup>7</sup>	Additional Regulations	MS/CS & E Overlays
change in text.]															
<b>Separately Regulated Residential Uses</b>															
<u>Continuing Care Retirement Communities</u>	C	C	C	C	--	C	C	--	--	C	C	--	--	\$141.0303	
Fraternalities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	N	--	--	\$141.0304 <sup>5</sup> (c)-(e)	
<i>Home Occupations</i> through Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities [No change in text.]	[No change in text.]														
Major Transmission, Relay or Communication Switching Station	[No change in text.]														
<i>Social Service Institutions</i> through <b>Other Use Requirements</b> , Temporary Uses and <i>Structures</i>	[No change in text.]														

Footnotes to for Table 156-0308-A [No change in text.]

**Chapter 15: Planned Districts**  
**Article 19: Southeastern San Diego Planned District**  
**Appendix A: Uses**

Legend: [No changes in text.]

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
<b>Residential</b> Single Family Dwelling through Addressing and Secretarial Services	[No change in text.]						

Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions).

**Footnotes for Appendix A: Uses**

1 through 8 [No change in text.]

<sup>9</sup> Guest quarters shall be permitted in accordance with Section 141.030~~67~~.